

AFTER RECORDING RETURN TO:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
15 North Main Street
Temple, Texas 76501

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIVE COVENANTS OF SOUTHERN DRAW HOMEOWNERS' ASSOCIATION, INC., A Texas Non-Profit Corporation, and of SOUTHERN DRAW, A Subdivision in the City of Temple, Bell County, Texas ("Amendment")

STATE OF TEXAS §
 §
COUNTY OF BELL §

LRAS, LLC, a Texas limited liability company ("Declarant") developed a certain tract of land as a subdivision known as Southern Draw, a subdivision in the City of Temple, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 171-A, Plat Records of Bell County, Texas (the "Subdivision,") and filed or caused to be filed certain instruments that affect and govern the Subdivision, specifically:

1. Dedication Instrument for Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2007-00016726, Official Public Records of Real Property of Bell County, Texas (the "Dedication");
2. Plat for Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – filed in Cabinet D, Slide 171-A, Plat Records of Bell County, Texas (the "Plat");
3. Ratification of Dedication Instrument and Plat for Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2007-00017234 and re-recorded as document number 2007-00026106, Official Public Records of Real Property of Bell County, Texas (collectively the "Ratification");
4. Restrictive Covenants of Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2008-00007595, Official Public Records of Real Property of Bell County, Texas (the "Restrictive Covenants");

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5. First Amendment and Modification to the Restrictive Covenants of Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2009-38888, Official Public Records of Real Property of Bell County, Texas (the "Restrictive Covenants – First Amendment"); and

6. Declaration of Covenants, Conditions and Restrictive Covenants of Southern Draw Homeowners' Association, Inc., a Texas Non-Profit Corporation, and of Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2008-00007594, Official Public Records of Real Property of Bell County, Texas (the "HOA Declaration").

The Dedication, Plat, Ratification, Restrictive Covenants, Restrictive Covenants – First Amendment, the HOA Declaration, and all other documents that govern the Subdivision, together with all amendments or modifications thereto, are individually referred to as a "HOA Governing Document" and collectively referred to as the "HOA Governing Documents."

Declarant is the owner of those certain lots within the Subdivision described as:

Lots Thirty four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40), Forty-one (41) and Forty-two (42), Block One (1); Lots Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Five (5); Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Six (6); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block Seven (7), Southern Draw, a subdivision in the City of Temple, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 171-A, Plat Records of Bell County, Texas (collectively the "Undeveloped Lots.")

As to the Undeveloped Lots, Declarant is also the holder of Class B membership in the Southern Draw Homeowners' Association, Inc., a Texas non-profit corporation (the "Association.")

Declarant states that the western portion of the Subdivision has not been developed and no infrastructure has been constructed or installed in the western portion of the Subdivision. The Undeveloped Lots are currently undeveloped.

Article XX of the HOA Declaration provides that "Declarant will have the right to file an amendment to this Declaration, or any other Restrictive Covenant that may be filed, for any reason, without the necessity of joinder by any other Owner, at any time during the construction period of the Subdivision or the Properties, and for so long as Declarant is developing the Properties." As the developer of the Subdivision and the owner of the Undeveloped Lots, being an undeveloped portion of the Subdivision, Declarant wishes to amend the HOA Governing Documents as follows:

**Amendment to HOA Declaration and HOA Governing Documents of Association
Deannexation and Removal of Undeveloped Lots from Association**

The Undeveloped Lots are deannexed and removed from the jurisdiction of the Southern Draw Homeowners' Association, Inc., a Texas Non-Profit Corporation (the "Association.") The Undeveloped Lots will not be burdened or encumbered by the conditions, covenants, provisions, and terms of the HOA Governing Documents of the Association, including but not limited to the payment of annual or special assessments or other charges, restrictive covenants that affect the use of the lots, and voting rights of a lot owner, and all such conditions, covenants, provisions, and terms of the HOA Governing Documents are, as to the Undeveloped Lots, unenforceable.

All references in a HOA Governing Document (or other governing document affecting the Subdivision and/or the Association) to the "Property" will specifically exclude the Undeveloped Lots.

**AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIVE COVENANTS OF SOUTHERN DRAW HOMEOWNERS' ASSOCIATION, INC.,
A TEXAS NON-PROFIT CORPORATION, AND OF SOUTHERN DRAW,
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS**

This Amendment does not alter, change or modify any of the conditions, covenants, provisions, and terms of the HOA Governing Documents as such conditions, covenants, provisions, and terms relate to and affect the Subdivision and the individual lots within the Subdivision, except for the Undeveloped Lots specifically stated above. The conditions, covenants, provisions, and terms of the HOA Governing Documents will remain in full force and effect as to the Subdivision and the individual lots within the Subdivision, except for the Undeveloped Lots specifically stated above.

This Amendment is effective as of the Effective Date (defined below.)

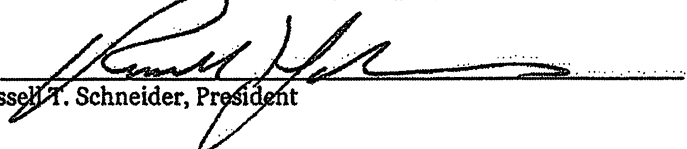
This Amendment is executed and accepted by Declarant pursuant to the right and authority granted Declarant in Article XX of the HOA Declaration.

In the event of any conflict in the provisions and terms of the HOA Governing Documents, including but not limited to the HOA Declaration, and of this Amendment, the provisions and terms of this Amendment will control.

This Amendment is executed to be effective August 30, 2017 (the "Effective Date.")

Declarant:

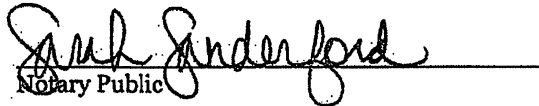
LRAS, LLC, a Texas limited liability company

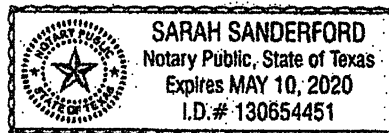
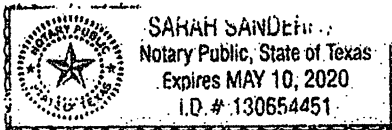
By: 
Russell T. Schneider, President

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF BELL §

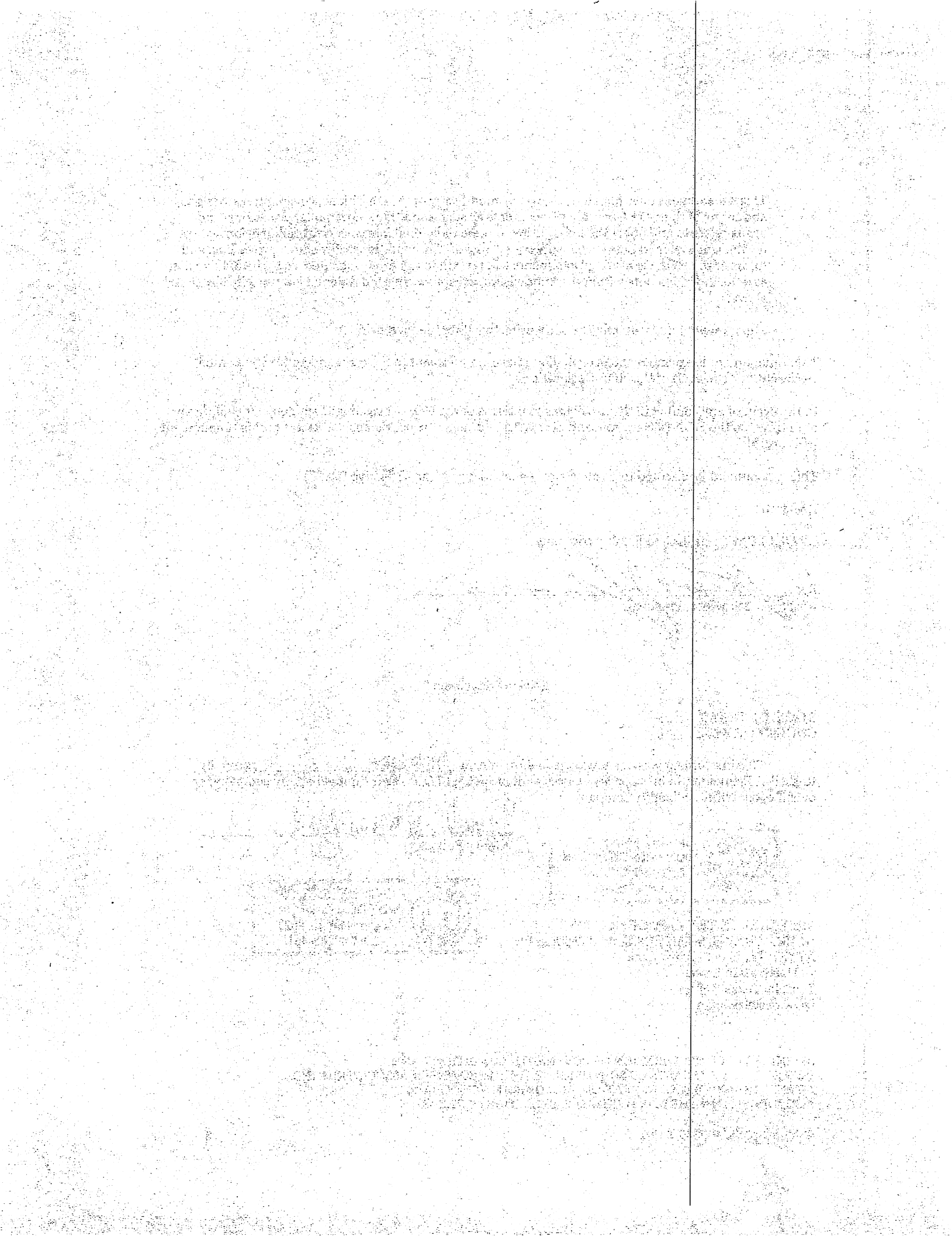
This instrument was acknowledged before me on October 11, 2017, by Russell T. Schneider, in his capacity as President of LRAS, LLC, a Texas limited liability company, on behalf of said limited liability company.


Notary Public



PREPARED IN THE LAW OFFICE OF:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
ATTN: Thomas C. Baird / crm
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com

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**** Electronically Filed Document ****

**Bell County, Tx
Shelley Coston
County Clerk**

Document Number: 2017-47255

Recorded As : ERX-RECORDINGS

Recorded On: November 09, 2017
Recorded At: 01:59:03 pm
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Recording Fee: \$19.00

Parties:

Direct- LRAS LLC
Indirect- SOUTHERN DRAW HOA INC

Receipt Number: 318573
Processed By: Sandra Martinez

(Parties listed above are for Clerks reference only)

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

**Shelley Coston
Bell County Clerk**

A handwritten signature in cursive script that reads "Shelley Coston".